

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
AUGUST 26, 2025**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:15 p.m..

Members present: John J. Haney, III, Colin Henderson, Jesse O'Brien, Daniel Everett, Mary Leszczuk

Members absent: None

Also Present Representing:

Keystone Trade Center – Lot 11: Chelsea Jackman, Esquire (Begley, Carlin, Mandio), Timothy Casey, P.E. (Gilmore & Associates), Jeremy Michael (NP Falls Township Industrial – via Zoom)

Silvi Concrete: Lonnie Manai, Land Planner (Woodrow Associates)

For the Township: Brian Binney, (Jones Engineering Associates), Diane Beri (Recording Secretary)

Item #1: Keystone Trade Center – Lot 11, Sorrells Blvd., Fairless Hills, PA 19030; TMP #13-051-001; Zoned: MPM; Owner: NP Falls Township Industrial. Minor Subdivision – Subdivide parcel to create Lot 11

Chelsea Jackman, Esquire, presents the application and states we are requesting three waivers for this minor subdivision to create Lot 11. We are in receipt of Jones Engineering Associates' letter dated August 20, 2025. The three waivers relate to the plans requiring displaying soil and species of trees, slopes greater than 15% as well as the existing natural resource protections calculation in addition to the intended development of the tract. All other items are a will comply. At this time no improvements are proposed. When a decision has been made as to the tenant, we will be back before the Planning Commission and Board of Supervisors for approval.

Chairman Haney says you are subdividing it now to make the parcel smaller for a future tenant.

Atty. Jackman agrees.

Member O'Brien asks for clarification of the waivers you are requesting.

Atty. Jackman responds Section 191-79(C)(3), 191-51(C), 191-52(C)(3) relating to the displaying and species of trees, slopes greater than 15%. This last waiver is not on Jones Engineering Associates review letter, but it one which Tim Casey (project engineer) believes is necessary.

No other Board questions.

No public comment.

Member Henderson makes a motion to recommend approval for a Minor Subdivision for Keystone Trade Center – Lot 11, Sorrells Blvd, Fairless Hills, PA 19030, TMP #13-051-001 based on Jones Engineering Associates' review letter dated August 20, 2025, with waivers requested for Sections 191-51(C), 191-52(C)(3), 191-79(C)(3).

Member Everett seconds the motion.

All in favor 5-0. Motion carries. Minor Subdivision is approved.

Item #2: Silvi Concrete, 355-365 Newbold Road, Fairless Hills, PA 19030; TMP #13-028-061 / #13-028-060-001; Zoned: PIP. Owner: Silvi Concrete. Preliminary / Final Land Development – addition to office area with parking modifications

Lonnie Manai (Woodrow & Associates) presents the application and states he is substituting for the engineer on the project, Robert Jordan, who had a medical emergency tonight and could not attend. We have received a review letter dated August 19, 2025 from Jones Engineering Associates and all items are a will comply. The project involves the creation of two new office areas and the restriping and creation of new parking spaces. We are providing more parking than required. We have no increase in impervious coverage so there are no new stormwater management facilities are needed. There are no public improvements associated with this project.

Chairman Haney asks if there will be additional employees.

Mr. Manai says possibly a few new employees. We are just trying to make the property more efficient and more comfort for the people who are working currently.

Member Leszczuk asks when you restripe the parking spaces, are you making them smaller.

Mr. Manai no – we need to better organize the parking spaces. They are not in a coherent fashion at present. By restriping according to the plan, the traffic flow within the area will improve.

Member Everett makes a motion to recommend approval for Preliminary and Final land development for Silvi Concrete, 355 Newbold Road, Fairless Hills, PA 19030, TMP #13-028-061-001 based on Jones Engineering Associates' review letter dated August 19, 2025, with waivers requested for Section 191-37(B), 191-37(G)(1) and 191-37(G)(4), and Remington Vernick's review letter dated July 22, 2025.

Member O'Brien seconds the motion.

All in favor 5-0. PRELIMINARY / FINAL LAND DEVELOPMENT APPROVED

Item #3: Approval of Minutes

Minutes of July 22, 2025 approved.

All in favor 5-0. Minutes approved.

7:15 p.m. Meeting adjourned